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LOUIS E. GITOMER
OF COUNSEL
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RECORDATION NO. 26171-A

MAR 21 '06 12:19 PM

SURFACE TRANSPORTATION BOARD

lgitomer@dc.bjllp.com

March 21, 2006

Honorable Vernon A. Williams
Secretary
Surface Transportation Board
Washington, DC 20423

Dear Secretary Williams:

I have enclosed two originals of the document described below, to be recorded pursuant to 49 U.S.C. § 11301.

The document is a Memorandum of Lease Agreement, a secondary document, dated as of February 27, 2006. The primary document to which this is connected is recorded under Recordation No. 26171. We request that one copy of this document be recorded under Recordation No. 26171-A.

The names and addresses of the parties to the Memorandum of Lease Agreement are:

Lessor:

LaSalle National Leasing Corporation
One West Pennsylvania Avenue, Suite 1000
Towson, MD 21204

Lessees:

Champion City Recovery, LLC
Boxer Realty Redevelopment, LLC
Northeast Interchange Railway, LLC
RS Acquisition Co., LLC
Regus of Brooklyn, LLC
Sunny Farms Landfill, LLC
New Amsterdam & Seneca Railroad Company, LLC
300 Centre Street
Holbrook, MA 02343

BALL JANIK LLP

Honorable Vernon A. Williams
March 21, 2006
Page 2

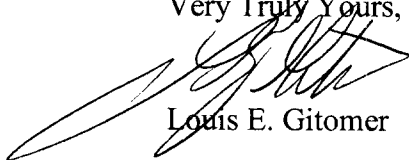
A description of the equipment covered by the Memorandum of Lease Agreement consists of six Hi-Side gondola cars numbered REGX 6923-6928, inclusive.

A fee of \$ 33.00 is enclosed. Please return one original to:

Louis E. Gitomer
Of Counsel
Ball Janik LLP
Suite 225
1455 F Street, N.W.
Washington, DC 20005

A short summary of the document to appear in the index follows: a Memorandum of Lease Agreement between LaSalle National Leasing Corporation, One West Pennsylvania, and Champion City Recovery, LLC, Boxer Realty Redevelopment, LLC, Northeast Interchange Railway, LLC, RS Acquisition Co., LLC, Regus of Brooklyn, LLC, Sunny Farms Landfill, LLC, and New Amsterdam & Seneca Railroad Company, LLC, 300 Centre Street, Holbrook, MA 02343, covering six Hi-Side gondola cars numbered REGX 6923-6928, inclusive.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'L. Gitomer', is written over the typed name.

Louis E. Gitomer

Enclosures

MAR 21 '06 12:19 PM

SURFACE TRANSPORTATION BOARD

MEMORANDUM OF LEASE AGREEMENT

dated as of February 27, 2006

by and among

CHAMPION CITY RECOVERY, LLC
BOXER REALTY REDEVELOPMENT, LLC
NORTHEAST INTERCHANGE RAILWAY, LLC
RS ACQUISITION CO., LLC
REGUS OF BROOKLYN, LLC
SUNNY FARMS LANDFILL, LLC
NEW AMSTERDAM & SENECA RAILROAD COMPANY, LLC
jointly, severally and collectively, as Lessee,
and

LASALLE NATIONAL LEASING CORPORATION,
as Lessor

**FILED WITH THE SURFACE TRANSPORTATION BOARD
PURSUANT TO 49 U.S.C. § 11301
on February 27, 2006 at __: __ .m.**

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made and entered into as of February 27, 2006, by and among LASALLE NATIONAL LEASING CORPORATION ("Lessor") and CHAMPION CITY RECOVERY, LLC, BOXER REALTY REDEVELOPMENT, LLC, NORTHEAST INTERCHANGE RAILWAY, LLC, RS ACQUISITION CO., LLC, REGUS OF BROOKLYN, LLC, SUNNY FARMS LANDFILL, LLC, NEW AMSTERDAM & SENECA RAILROAD COMPANY, LLC ("Lessee"), with reference to the following:

1. Lessor has agreed to purchase and lease to Lessee, and Lessee has agreed to lease from Lessor, those certain railcars described on Exhibit No. 1 attached hereto (the "Railcars").

All of such railcars are more fully described in that certain Rail Equipment Net Leasing Agreement dated as of January 31, 2006, and Schedule No. 2 thereto and incorporating the terms thereof, dated as of February 27, 2006 (together with all of the riders, schedules and other attachments thereto, collectively, the "Lease"), each between Lessor and Lessee.

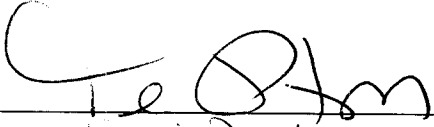
2. The Lease shall be effective as of the date hereof and shall be subject to the term specified in the Lease, and any extension of such term to the extent provided for in the Lease.
3. The Lease contains an option to renew and an option by Lessee to purchase the Railcars on the terms set forth in the Lease.

This Memorandum of Lease Agreement may be executed in any number of counterparts, each executed counterpart constituting an original but all together only one Memorandum of Lease Agreement.


[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed or caused this Memorandum of Lease Agreement to be executed as of the date first above written.

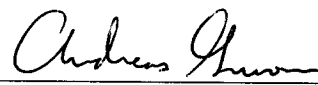
LASALLE NATIONAL LEASING CORPORATION

By: 
Name: Terri Preston
Title: FVP

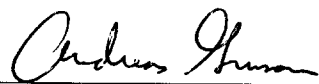
CHAMPION CITY RECOVERY, LLC

By: 
Name: Andreas Y. Gruson
Title: CEO

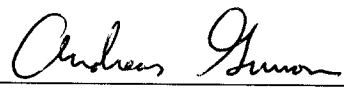
BOXER REALTY REDEVELOPMENT, LLC

By: 
Name: Andreas Y. Gruson
Title: CEO


NORTHEAST INTERCHANGE RAILWAY, LLC

By: 
Name: Andreas Y. Gruson
Title: CEO

RS ACQUISITION CO., LLC

By: 
Name: Andreas Y. Gruson
Title: CEO

REGUS OF BROOKLYN, LLC

By: 
Name: Andreas Y. Gruson
Title: CEO

SUNNY FARMS LANDFILL, LLC

By: Andreas Gruson

Name: Andreas Y. Gruson

Title: CEO

NEW AMSTERDAM & SENECA RAILROAD
COMPANY, LLC

By: Andreas Gruson

Name: Andreas Y. Gruson

Title: CEO

STATE OF MARYLAND)

) ss:

COUNTY OF BALTIMORE)

On this 28th day of February, 2006, before me appeared Terri J. Preston, the person who signed this instrument, who acknowledged that she is the Vice President of LASALLE NATIONAL LEASING CORPORATION and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]

REGINA M. MCMANUS
NOTARY PUBLIC
BALTIMORE COUNTY

Regina M. McManus
Notary Public

My commission expires:

10/1/08

STATE OF New York)
) ss:
COUNTY OF ERIE)

On this 27th day of February, 2006, before me appeared ANDREAS Y. GRUSON, the person who signed this instrument, who acknowledged that (s)he is the CEO CHAMPION CITY RECOVERY, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/11/2007

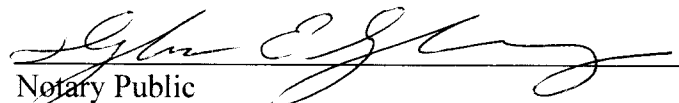
My commission expires:

01/11/2007

STATE OF New York)
) ss:
COUNTY OF ERIE)

On this 27th day of February, 2006, before me appeared ANDREAS Y. GRUSON, the person who signed this instrument, who acknowledged that (s)he is the CEO BOXER REALTY REDEVELOPMENT, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/11/2007

My commission expires:

01/11/2007

STATE OF New York)
) ss:
COUNTY OF ERIE)

On this 27th day of February, 2006, before me appeared ANDREAS GRISON, the person who signed this instrument, who acknowledged that (s)he is the CEO NORTHEAST INTERCHANGE RAILWAY, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

My commission expires:

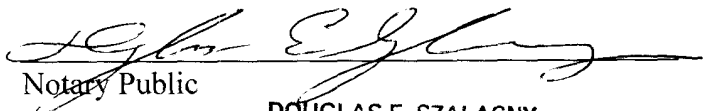
01/11/2007

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 1/11/2007

STATE OF New York)
) ss:
COUNTY OF ERIE)

On this 27th day of February, 2006, before me appeared ANDREAS GRISON, the person who signed this instrument, who acknowledged that (s)he is the CEO RS ACQUISITION CO., LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

My commission expires:

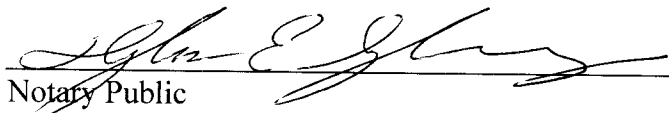
01/11/2007

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 1/11/2007

STATE OF New York)
COUNTY OF ERIE) ss:

On this 27th day of February, 2006, before me appeared ANDREAS Y. GRISON, the person who signed this instrument, who acknowledged that (s)he is the CEO REGUS OF BROOKLYN, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

My commission expires:

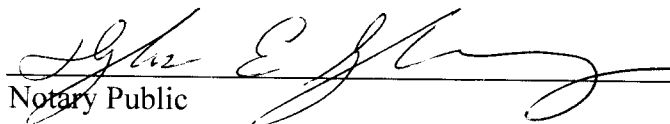
01/11/2007

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/11/2007

STATE OF New York)
COUNTY OF ERIE) ss:

On this 27th day of February, 2006, before me appeared ANDREAS Y. GRISON, the person who signed this instrument, who acknowledged that (s)he is the _____ SUNNY FARMS LANDFILL, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

My commission expires:

01/11/2007

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/11/2007

STATE OF New York)
COUNTY OF ERIE) ss:

On this 27th day of February, 2006, before me appeared ANDREAS YERGENSON, the person who signed this instrument, who acknowledged that (s)he is the CEO NEW AMSTERDAM & SENECA RAILROAD COMPANY, LLC and that, being duly authorized, (s)he signed such instrument as a free act on behalf of said corporation.

[Seal]


Notary Public

DOUGLAS E. SZALASNY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/11/2007

My commission expires:

01/11/2007

**EXHIBIT NO. 1
TO MEMORANDUM OF LEASE AGREEMENT**

DESCRIPTION OF RAILCARS AND REPORTING MARKS

Type of Equipment:	Hi-Side Gondolas
Place Accepted:	Sunny Farms Landfill, LLC
Date Accepted:	February <u>17</u> , 2006
Number of Units:	Six (6)
Reporting Marks:	REGX 6923 through REGX 6928

Unit Numbers	Unit Weights	Unit Numbers	Unit Weights
REGX 6923	286,000 lbs.	REGX 6927	286,000 lbs.
REGX 6924	286,000 lbs.	REGX 6928	286,000 lbs.
REGX 6925	286,000 lbs.		
REGX 6926	286,000 lbs.		